

Know All Men By These Presents. 48-5-40-A 44-212-1

That I, JAMES A. SMITH, of Winslow in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

24971

paid by GEORGE A. AYOTTE and BEULAH AYOTTE, (husband and wife), of said Winslow,

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

GEORGE A. AYOTTE and BEULAH AYOTTE, their heirs and assigns forever,

~~a certain lot or parcel of land~~

A certain lot or parcel of land and all my right title and interest in and to Unit Number One (1) on the FIRST FLOOR LEVEL on the left front of the Building known as Silver Crest Condominium and consisting of a living room, storage and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall and related fixtures and accessories, which Unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977, in the Kennebec Registry of Deeds in Book 2069, Page 265 and an Amendment to Declaration of Condominium recorded in said Registry in Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977, in the Kennebec Registry of Deeds, File Number C-77194 through 77198, (which Plan is certified by instrument recorded in Book 2078, Page 62) to which reference may be had for a more particular description; together with a one-ninth (1/9) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of land situated in the City of Waterville in the County of Kennebec and State of Maine, bounded and described as follows:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell et als; northeasterly by land formerly of H.L. Kelly et als; southeasterly by land of Joel Foster et al; being the same real estate conveyed by George A. Phillips to Orrington C. Holway, by Deed dated, March 25, 1890, and recorded in Kennebec Registry of Deeds in Book 381, Page 221, to which Deed reference may be had for a more particular description.

SUBJECT to the conditions and restrictions as set forth in a Deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1938, and recorded in the Kennebec Registry of Deeds in Book 747, Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Silver Crest Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec Registry of Deeds in Book 2069, Page 275.

Being the same premises acquired by the Grantor herein, by Deed of Distribution from James A. Smith, Personal Representative of the Estate of Pauline M. Smith, dated August 2, 1986, recorded in the Kennebec Registry of Deeds in Book 3022, Page 161.

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To Have and to Hold the aforegranted and bargained premises with
all the privileges and appurtenances thereof to the said 44-212-1

GEORGE A. AYOTTE and BEULAH AYOTTE, their

heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantee s, their heirs
and assigns, that I am lawfully seized in fee of the premises that they
are free of all encumbrances: excepting as may be aforesated,

that I have good right to sell and convey the same to the said Grantee s to
hold as aforesaid; and that I and my heirs shall and will WARRANT
and DEFEND the same to the said Grantee s, their heirs and assigns forever,
against the lawful claims and demands of all persons.

In Witness Whereof, I, JAMES A. SMITH,

~~joining in this deed as Grantor and relinquishing and conveying to the said~~
~~by descent and all other rights in the above described premises,~~ have hereunto set
my hand and seal this 16th 27th
day of October, in the year of our Lord one thousand nine
hundred and eighty-six.

Signed, Sealed and Delivered

in presence of

Warren M. Poulton

James A. Smith
James A. Smith

State of Maine, } ss.

October 16, 19 86

Personally appeared the above named JAMES A. SMITH,

and acknowledged the above
instrument to be his free act and deed.

RECEIVED KENNEBEC SS.
1986 OCT 30 AM 9:00
RECORDED FROM ORIGINAL

Before me,

Warren M. Poulton

Justice of the Peace. WARREN M. POULTON
Notary Public